



Agenda Item Number: _____

BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS

Meeting Date: October 26, 2004

Department: Zoning, Building, and Planning **Staff Contact:** Mari Simbaña, Program Planner

TITLE: CONSENT: Special Use Permit for a Specific Use for Manufacturing of Fiber
(incense) (CSU-40016)

COUNTY PLANNING COMMISSION RECOMMENDATION: Approval

SUMMARY:

At the September 1, 2004 public hearing, the County Planning Commission recommended approval (5-0; Becerra, Montaño excused) of a request for a Special Use Permit for a Specific Use for Manufacturing of Fibre (incense) on Lot 5, Juniper Ridge Subdivision, located at 800 Old US 66 East, on the south side of I-40 approximately 700 feet west of Juniper Ridge Road (private), zoned C-1, containing approximately .90 acres. The decision was based on the following six (6) Findings and subject to the following eleven (11) Conditions.

Findings:

1. This is a request for a Special Use Permit for a Specific Use for Manufacturing of Fiber (incense) on Lot 5, Juniper Ridge Subdivision, located at 800 Old US 66 East, on the south side of I-40 approximately 700 feet west of Juniper Ridge Road (private), zoned C-1, containing approximately .90 acres.
2. The property is within the Rural Area as designated by the Albuquerque/Bernalillo County Comprehensive Plan.
3. This request has substantial neighborhood support.
4. This request is consistent with Resolution 116-86, in that this land use is more advantageous to the community in that it encourages a small-scale, locally-owned and operated industry that complements residential areas and reduces the need to travel as articulated in Policies 3.g, 6.a, 6.b & 6.g of the Albuquerque/Bernalillo County Comprehensive Plan.
5. This request is consistent with the East Mountain Area Plan, Land Use goal/objective 11c; Land Use policy #10, in that it maintains a community scale commercial use and continues a locally-owned and operated business.

6. This request is consistent with the health, safety, and general welfare of the residents of the County.

Conditions:

1. The applicant shall include a ten foot landscaped buffer at the front of the property and seven parking spaces consistent with the Bernalillo County Zoning Ordinance.
2. A natural buffer or solid fence at least six feet high shall be erected along the southern property boundary abutting the residential uses.
3. Lighting shall be site-specific and in accordance with the East Mountain Lighting Ordinance. Shielded or cutoff fixtures shall be provided so that no fugitive light crosses to adjacent lots.
4. No outdoor speakers or amplified sound systems shall be permitted.
5. In the event that future residential uses are developed adjacent to the subject site, a solid fence at least six feet high shall be erected on sides abutting any residential uses within 120 days from the date of residential construction.
6. All open parking shall be surfaced with a durable surface consisting of concrete or bituminous (asphalt) material.
7. If required by Bernalillo County Public Works, the applicant shall submit to Bernalillo County Public Works for review and approval a Traffic Impact Analysis (TIA) to determine the impacts to the road system, as well as to determine appropriate mitigation measures. A copy of the approval shall be submitted to Zoning, Building and Planning Department.
8. The applicant shall comply with all applicable Bernalillo County ordinances and regulations.
9. The Special Use Permit shall be issued for ten (10) years.
10. The applicant shall submit a revised site plan consistent with the Conditions of Approval to the Zoning Administrator for review and approval within two months of final Board of County Commissioners approval hearing.
11. The foregoing Conditions shall become effective immediately upon execution or utilization of any portion of the rights and privileges authorized by this Special Use Permit.

ATTACHMENTS:

1. County Planning Commission Notice of Decision Letter (September 3, 2004)
2. County Planning Commission Information Packet
3. Site Plan (Commissioners Only).

STAFF ANALYSIS SUMMARY**ZONING, BUILDING AND PLANNING DEPARTMENT:**

Staff recommends approval